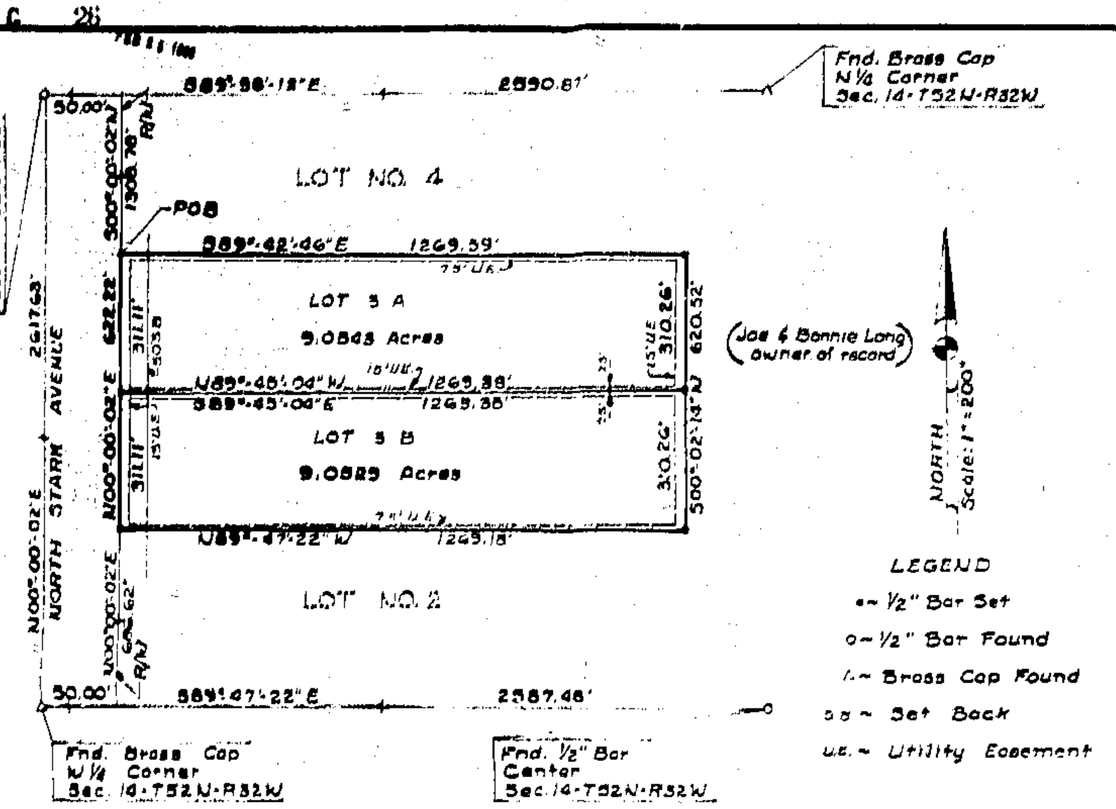


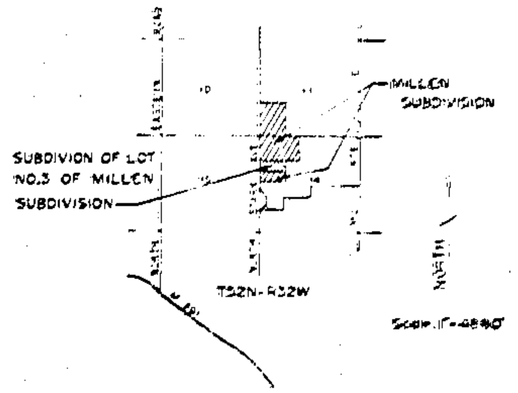
NOTES:
Zoning Classification, Agriculture
Flood Plane Zone Classification, C

The soils of this subdivision consist of the Soil Conservation Service Classification, Sharpsburg-Mackeburg Association.

LEGEND
o~ 1/2" Bar Set
o~ 1/2" Bar Found
/.~ Brass Cap Found
S B ~ Set Back
U.E. ~ Utility Easement

SUBDIVISION OF LOT NO.3 OF MILLEN SUBDIVISION

VICINITY SKETCH



DESCRIPTION

A minor subdivision of land, being all of Lot Number Three of Millen Subdivision, said lot three being situate in the Northwest Quarter of Section 14, Township 52 North of the Base Line, Range 32 West of the fifth principal meridian, Clay County, Missouri, and is more particularly described as follows: Beginning at a point that is South 89°-58'-12" East, 50.00 feet and South 00°-00'-02" West, 1308.78 feet from a one-half inch bar at the Northwest Corner of said Section 14, said point being the Northwest Corner of said Lot Three and on the east right-of-way of North Stark Avenue; thence from said point-of-beginning South 89°-42'-46" East, 1269.59 feet; thence South 00°-00'-02" West, 620.32 feet; thence North 89°-47'-22" West, 1269.18 feet to said east right-of-way; thence North 00°-00'-02" East, 622.22 feet along said east right-of-way to said point-of-beginning. Said minor subdivision contains 18.1807 acres, comprising lots 3A and 3B and is subject to all easements, restrictions and encumbrances of record. The bearing system is assumed based on the west line of said Northwest Quarter of said Section 14 being North 00°-00'-02" East.

DEDICATION

Know all men by these presents:

That Margaret L. Millen, an owner, her heirs and assigns, hereinafter called the proprietor has caused to be surveyed and platted the land described hereon under the name of Subdivision of Lot No. 3 of Millen Subdivision, a subdivision of land in the County of Clay, State of Missouri, and has caused the same to be subdivided into two lots.

The streets and highway rights-of-way designated on this plat are not heretofore dedicated to public use and hereby so dedicated.

The proprietor declares that the aforesaid land shown on this plat shall be conveyed and recorded with the Clay County Recorder.

In testimony whereof, the proprietor hereunto set her hand this 12th day of February, 1988.

Margaret L. Millen
Margaret L. Millen

State of Missouri
County of Clay

BEFO

My commission expires: [illegible]

This plat of the Subdivision of Lot No. 3 of Millen Subdivision has been submitted to and approved by the Clay County Planning Commission this _____ day of _____, 19__.

COUNTY COMMISSION
DATE: _____

PLANNING COMMISSION
DATE: _____

These easements and rights-of-way accepted by the County Governing Body of Clay County, Missouri, this 25th day of February, 1988.

Entered on transfer record this _____ day of _____, 19__.

County Recorder

SURVEYOR'S NOTE: Permanent monuments (5/8" Bars) in conformance with current survey standard ACCORD 1734-01 were set on the subdivided subdivision.

I HEREBY CERTIFY that the within plat of the Subdivision of Lot No. 3 of Millen Subdivision is based on an actual survey made by me or under my direct supervision and that said survey meets or exceeds the current Minimum Standards for Property Boundary Surveys as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the bearings shown on this plat are based on assumed bearings based on the East line of the Northwest Quarter of Section 14, Township 52 North, Range 32 West being North 00°-00'-02" East; that the section and secondary subdivision corner monuments and survey boundary corner monuments were either found as set as indicated on this plat; that the lot corners and street connections have been marked with permanent monumentation as indicated on this plat; that I have complied with all State and Clay County statutes, ordinances and regulations governing the practice of surveying and the platting of subdivisions to the best of my professional knowledge and belief.

Date: 2/17/88 Signed: William D. Verner, Mo. Reg. No. 2334

I HEREBY CERTIFY that the within plat of the Subdivision of Lot No. 3 of Millen Subdivision was prepared by me or under my direct supervision and that I have complied with all State and Clay County statutes, ordinances and regulations governing same to the best of my professional knowledge and belief.

Date: 2/17/88 Signed: Robert D. Young, Mo. Reg. No. E-19513

Restrictive Covenant 637
filed 2-25-88 Book 1834 Page 930

STATE OF MO
COUNTY OF CLAY
RECORDED

1988 FEB 25 P 1:43
RECORDER OF DEEDS
By Yvonne Edwards
Deputy

9/1/88 JM
Book 23

JOB NO. 87.52.573-87.38.2b1

ASSOCIATED CONSULTANTS, INC.
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Clay County, Missouri
Land Survey Document
http://www.ClayCoGov.com